## **Additional Property Details**



## 80 Elimatta Road, Mona Vale

Auction Onsite on May 22<sup>nd</sup> at 1:00 pm

Land size 730 m<sup>2</sup> approximately

Aspect North East facing with district views to

the ocean

**Construction** Double brick & tile circa. 1992

**Zoning** E4 – Environmental living

Parking Remote double lock-up garage with

internal access plus additional parking

for two cars

Approximate Outgoings Water - \$185 per quarter + usage

Council - \$514 per quarter

**Heating** Gas Bayonets

Cooling Ocean breezes

Cooking Gas, wall ovens

Owner occupied or rental Owner Occupied

**Highest prices achieved on the street** \$3,600,000 – Double block of land

126 Elimatta Road - May 2020

\$3,375,000 5 bed, 2 bath, 4 cars 116 Elimatta Road - March 2021

Property Management Advice \$1250 per week

Belinda Spezas – 0424 050 121

## Please refer to the second page for some recent comparable sales.

Martha MacLaurin-Wood Licensed Real Estate Agent Drake Real Estate 02 9913 2101 0437 627 842

martha@drakerealestate.net.au

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## **Comparable Sales**

🕛 2 Wuruma Place Warriewood NSW 2102

Sold Price \$2,330,000



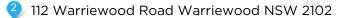
 □ 5
 □ 2
 □ 696m²
 □ 214m²

 Year Built
 1960
 DOM
 21

 Sold Date
 03-Feb-21
 Distance
 0.25km

First Listing Auction Preview

Last Listing Not Disclosed



Sold Price \$2,337,000



 A
 3
 3
 734m²
 734m²
 230m²

 Year Built
 1970
 DOM
 16

 Sold Date
 18-Feb-21
 Distance
 0.38km

First Listing PREVIEW

Last Listing Price Guide: \$2,000,000



Sold Price RS \$2,049,000



 Image: Simple state of the properties of the properti

First Listing Auction Guide \$1,650,000

Last Listing Auction Guide \$1,700,000



Sold Price \$2,340,000



 A
 □
 3
 □
 778m²
 □
 200m²

 Year Built
 1980
 DOM
 23

 Sold Date
 20-Feb-21
 Distance
 1.69km

 First Listing
 Auction Guide \$2,200,000

Last Listing Under Contract

DOM = Days on market

**RS** = Recent sale

**UN** = Undisclosed Sale